

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12705, of the 13th and M Streets Joint Venture, pursuant to Sub-section 8207.2 of the Zoning Regulations, for special exceptions under Paragraph 4101.42 and Sub-section 7203.1 for permission to construct a new office building and for a reduction in the number of required parking spaces for non-residential uses with such reduction not exceeding twenty-five per cent of the required parking in the SP District at premises 1301-1309 "M" Street, N.W. (Square 245, Lots 800, 801 and 802).

HEARING DATES: July 26, and August 16, 1978

DECISION DATE: September 6, 1978

DISPOSITION: Application GRANTED by a vote of 4-0
(Chloethiel Woodard Smith, William F. McIntosh
and Leonard L. McCants and Charles R. Norris to GRANT).

FINAL DATE OF ORDER: October 24, 1978

FINDINGS OF FACT:

1. Since the issuance of an Order approving the application, the architect for the applicant, by letter dated May 29, 1979, requested the Board to approve revised plans for the new office building. The plans for which the applicant now seeks approval are marked as Exhibit 49 of the record.

2. The revisions requested by the applicant are as follows:

1. Increase the number of vertical exterior projecting Bays from two in number, to three on both the "M" Street and "13th" Street elevations.
2. Reduce the total area of glass fenestration at the top floor by introducing a "Brick Horizontal Band."
3. Substitute Masonry in lieu of glass at the vertical stairwell on the "M" Street elevations.

4. Lower the first floor grade elevation from 87.3 feet to 85.3 feet - eliminating the exterior stairs and making the building accessible by the handicapped.
5. Increase the penthouse height to eighteen feet six inches from fourteen feet two inches. This does not increase the overall building height, but reduces it from ninety three feet eight inches to ninety three feet six inches.
6. Reduce the building entrance set-back from twelve feet six inches to ten feet.
7. Increase the cellar level below grade to two levels, with storage on level C-1 and parking on level C-2.

3. All of the revisions were made as a result of the architect's careful analysis of the proposed building to increase it's aesthetic architectural character, the need to make the project accessible to the handicapped and the concerns of the community to make it compatible with its residential surroundings.

4. The modifications requested are all minor in nature and do not change the relief requested from the Board.

5. All of the material facts which the Board relied upon in granting the application initially remain unchanged and are still relevant.

CONCLUSIONS OF LAW:

The Board concludes that the proposed modifications are minor in nature, and that they represent normal deviations in the development of final drawings, and that they are necessary for building aesthetics and for accessibility to the handicapped. The Board concludes that the relief requested of the Board is unchanged, and that all material facts relied upon in granting the application are still relevant.

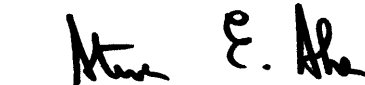
It is therefore ORDERED that the modification of plans be APPROVED, and that the plans marked as Exhibit 49 of the record are hereby APPROVED and shall be substituted for those originally submitted to and approved by the Board. In all other respects, the Order dated October 24, 1978, shall remain in full force and effect.

DECISION DATE: June 6, 1979.

VOTE: 3-0 (William F. McIntosh, Charles R. Norris and
Leonard L. McCants to APPROVE, Chloethiel Woodard
Smith not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER:

7 AUG 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION
OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER
HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF
PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."